

Colchester Borough Council Section 2 Local Plan

Statement of Common Ground between Tollgate Partnership and Colchester Borough Council

Policy SS10: Layer de la Haye

This Statement of Common Ground has been prepared to identify the areas of agreement between Tollgate Partnership and Colchester Borough Council (CBC).

The points of agreement relate specifically to land adjacent The Folley, Layer de la Haye which is proposed for residential allocation within the Draft Local Plan, under Policy SS10. Tollgate Partnership are the promoters of this land.

CBC and Tollgate Partnership are in agreement that the settlement policies and associated site allocations, such as Policy SS10 and the allocation of land adjacent The Folley, are justified by appropriate available evidence. In relation to this policy specifically however, the parties agree that the site allocation can make an increased contribution to the housing requirements of the CLP Section 1 by ensuring that it is developed to a density that suits the site area and local context.

We understand that Main Matter 9 proposed for consideration as part of the Hearing Sessions scheduled to take place in April 2021 will consider Sustainable Settlements and that Policy SS10 will therefore be reviewed as part of this session.

Regulation 19 representations were made by Strutt & Parker on behalf of Tollgate Partnership and objections were raised on the following grounds:

- The amount of development proposed by the policy
- The limits of the settlement boundary as shown
- The approach to an exception site/affordable housing relate to the above
- The approach to the provision of open space shown on the Map

Since this representation was submitted in 2017, extensive pre-application engagement and discussions with Officers at Colchester Borough Council, including Karen Syrett (Lead Officer), James Ryan (Principal Planning Officer) and Ruth Newcombe (Affordable Housing Strategic Officer), some points of objection have now been resolved and additional points of agreement reached also. These meetings were held in April 2019 and November 2019, and the conclusions reached have allowed for the progression of two outline planning applications which are due to be submitted shortly. The Parish Council have also been consulted on the scope of these applications and the respective departures from the policy as currently drafted.

In terms of the previous points of objection specifically:

a) The amount of development proposed by the policy

The following has now been agreed by both parties:

- Land adjacent The Folley, as allocated under Policy SS10 and demarcated on the corresponding Proposals Map, may be capable of accommodating at least 35 new dwellings. The exact number and layout will be determined through a planning application.
- Land adjacent The Folley can be developed concurrently with an adjacent Rural Exception Site to ensure an overall provision of market and affordable housing which best meets the needs of Layer de la Haye

- In accordance with Policy SS10, the primary access will be from Greate House Farm Road albeit there may be options to take secondary access from other points, such as from the Folley. The access arrangements will be developed further and agreed with CBC in conjunction with Essex County Council as the Highway Authority as part of the planning application process.

It is therefore agreed that the policy wording of SS10 could be amended at (i) as follows:

- (i) **at least** 35 new dwellings of a mix and type compatible with surrounding development, to include bungalows and small family homes;

In this regard, two planning applications are currently being prepared with the following descriptions of development:

1. Outline planning application for 39 market homes and 16 affordable homes with vehicular access from The Folley and Greate House Farm Road and all other matters reserved.
2. Outline planning application for a rural exception site comprising 7 market homes and 8 affordable homes with vehicular access from Greate House Farm Road and all other matters reserved.

The application descriptions are as in accordance with pre-application discussions held with CBC, whilst the content of them of course remains for consideration once submitted.

b) The limits of the settlement boundary as shown

As confirmed above, it has been agreed that the allocation site will be supported by a rural exception site which will best support local affordable housing needs. The site boundary as previously shown on the Proposals Map is therefore agreed between CBC and Tollgate Partnership

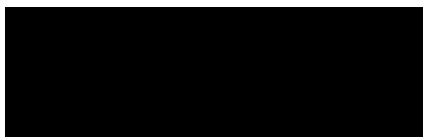
c) The approach to an exception site/affordable housing relate to the above

As set out above, the approach to the use of an exception site is also now agreed between both parties.


d) The approach to the provision of open space shown on the Map

Through pre-application discussions it has been agreed that the fixing of open space areas through the allocation is overly prescriptive and that this can instead be agreed through the planning application process. It is therefore agreed that this demarcation is to be removed from the Proposals Map for Layer de la Haye.

Signed:



Tollgate Partnership – 26/04/2021



Colchester Borough Council – 26.4.21